

# Multifamily Building For Sale

8400 E COLFAX AVENUE, DENVER, CO 80220



## Overview

Hoff & Leigh brings you an incredible East Colfax opportunity! This rare opportunity can continue being operated as highly profitable multifamily, converted back to a motel, or utilized for its amazing location for a re-development project with income currently in place. There is endless potential with this unique property sitting on a highly visible corner of E Colfax. The property is currently a 25 unit multifamily property utilized for artist housing on nearly a half acre. Contact us today for more information.

Current NOI = \$202,850.61

Proforma NOI = \$227,150.61

Current Cap Rate = 7.3%

Proforma Cap Rate = 8.17%

## Highlights

- 25 Unit Multifamily (Artist Housing)
- Corner Location
- E-MS-3 Zoning
- Fully Renovated
- Redevelopment Potential
- Can Be Converted Back to a Motel

## Property Details



**Sales Price**  
\$2,780,000



**Building Size**  
8,421 SF



**Lot Size**  
18,300 SF



**Zoning**  
E-MS-3

Rev: November 10, 2025

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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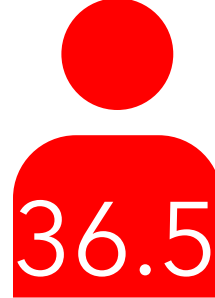
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## DEMOGRAPHICS



180,090  
Population



36.5  
Median Age



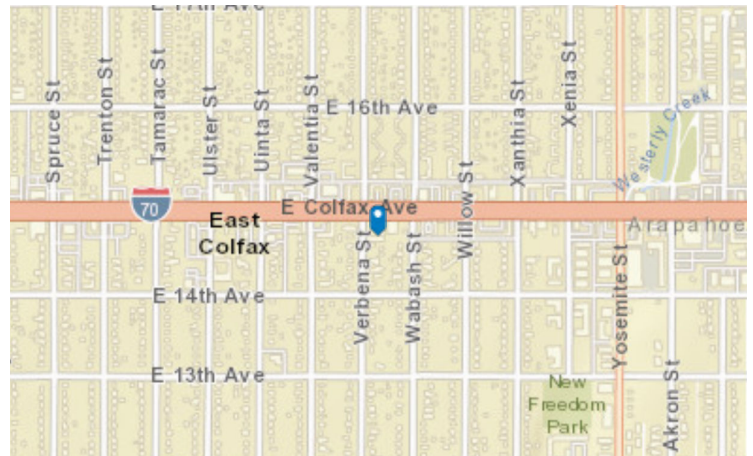
2.4  
Average  
Household Size



\$90,825  
Median Household  
Income

## TRAFFIC COUNT

| Nearest Cross Street | VPD    | Distance (mi) |
|----------------------|--------|---------------|
| Valentia St          | 30,200 | 0.1           |
| Valentia St          | 3,929  | 0.1           |
| Uinta St             | 30,200 | 0.1           |
| Uinta St             | 6,200  | 0.1           |
| Ulster St            | 3,912  | 0.2           |



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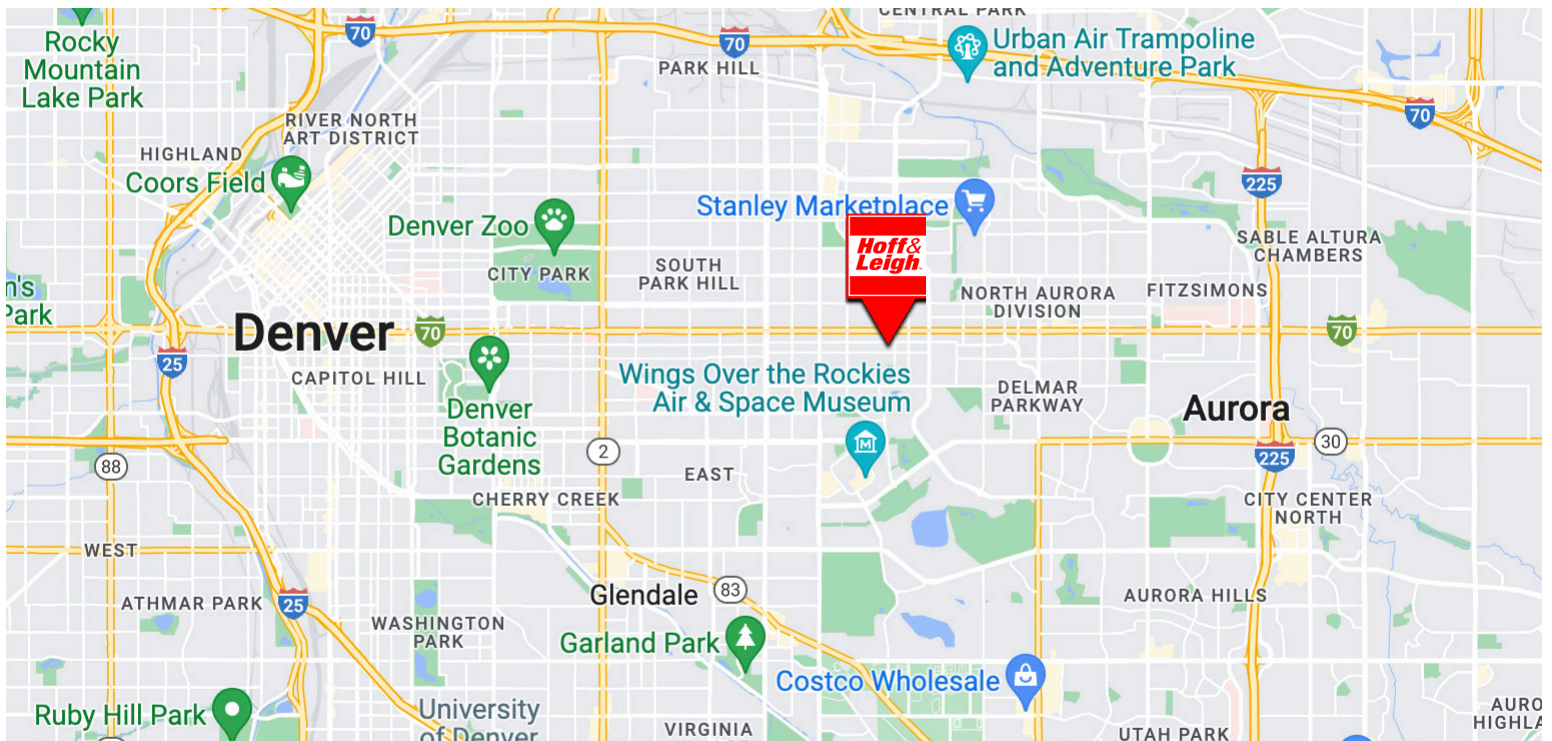
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